

General Business

Commercial establishments that require large open areas for display and storage, and also those requiring curb cuts for automotive traffic, should be convenient to the shopping public but should not disrupt pedestrian traffic in the Central Commercial Area. When located in pedestrian oriented shopping areas, these establishments create what market analysts call "dead spots" that tend to break up the highly economical pattern of comparison shopping.

Most of the general business establishments within the corporate limits of Biscoe are located just south of the Central Commercial Area, along the east side of South Main Street and the west side of Oak Street, down to Bruton Street. Two heavy industrial establishments and one light industry are also found in this area - Biscoe Foundry and Machine Shop, Biscoe Supply Company-Ready Mixed Concrete and Biscoe Coca Cola Bottling Company.

The development plan proposes that this area be designated for General Business and that the area be expanded to include both sides of Oak Street. The area should also be extended southward to encompass the lots fronting on the south side of the proposed loop street that will connect South Main Street and the extension of Pine Street. The area thus proposed contains approximately 10 acres.

Oak Street and Factory Street are much too narrow to accommodate the three industrial establishments referred to above. They are built so close to these narrow streets that there is no room to widen the streets. Therefore, development priorities for this area are as follows:

1. Consult with owners of the three industrial establishments to determine the feasibility of relocating in areas more appropriate for industrial development.
2. Obtain additional right-of-way necessary for improvements to Oak Street, Factory Street and Bruton Street.
3. Require all establishments remaining in the area to provide adequate off-street parking and loading areas.